

**Planning and Zoning Commission Meeting Minutes**  
**June 28, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday June 28, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel, Vice-Chairman Fred Dammeyer and Commissioners Lorraine Arney, Gregory Counts, Joshua Scott and Branden Freeman. Commissioner Barbara Beam was absent.

**STAFF MEMBERS** present included Rodney Short, Deputy City Attorney; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Robert Blevins, Principal Planner; Richard Munguia, Senior Planner; Chad Brown, Associate Planner; Alexis Garcia, Assistant Planner and Alejandro Marquez, Administrative Assistant.

**Chairman Chris Hamel** called the meeting to order at 4:30 p.m., and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** – June 14, 2021

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** –

**ZONE-35268-2021:** This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 10 and Article 16 to update provisions related to residential density and parking in the Old Town (OT) Zoning District. *(Continued to the meeting of July 12, 2021)*

**APPROVALS** – None

**Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.**

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**Action Items** –

**SUBD-34769-2021:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Yucca Land Company, LLC, for the approval of the final plat for the Desert Sands Subdivision Unit 3, proposed to be divided into 122 lots, ranging in size from approximately 5,078 square feet to 13,338 square feet. The property is located at the southwest corner of E. 45<sup>th</sup> Street and the S. Avenue 8E, Yuma, AZ.

**Richard Munguia, Senior Planner**, summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANTS REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Freeman, second by Arney to APPROVE SUBD-34769-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0), with one absent.**

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**ZONE-34686-2021:** This is a request by Dahl, Robins, and Associates, on behalf of Larry C. Fields and Kyle Marie O'Brien, to rezone approximately 7,500 sq. ft. from the Low Density Residential / Infill Overlay (R-1-6/IO) District to the General Commercial / Infill Overlay (B-2/IO) District, for the property located at 1639 S. 6<sup>th</sup> Avenue, Yuma, AZ. *(Continued from the meeting of June 14, 2021)*

**Robert Blevins Principal Planner**, summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

**Tom Pancrazi, 350 W. 16<sup>th</sup> Street Suite 332, Yuma AZ, 85364** commented that he had concerns with the time frames in Conditions # 2, 3 & 4, stating that more time was needed to complete the proposed development. **Hamel** asked Staff to explain how the proposed rezone could be completed. **Blevins** stated the zoning would not be vested until all Conditions of Approval had been met. **Alyssa Linville, Assistant Director DCD** asked Pancrazi if his intent was to have the zoning vested. **Pancrazi** replied yes. **Linville** then replied that the zoning couldn't be vested until Condition # 4 had been satisfied. **Pancrazi** stated that he had no problem meeting the time frame on Conditions # 2 and 3, he just needed Condition # 4 extended. **Hamel** asked what options were available to help the applicant with the timeframe. **Linville** stated if the applicant needed more time he could go before City Council.

**Counts** asked how the privately owned lot was going to be tied into city owned property. **Linville** replied that the city owned property can be purchased by a private owner.

#### **PUBLIC COMMENT**

**Judy Phillips, 1649 6<sup>th</sup> Avenue, Yuma AZ, 85364**, stated that she was never notified about the rezoning and other projects in the neighborhood, then went on to say that she was not happy with all the commercial development going on.

**Freeman** asked what the General Plan Designation was for the subject property. **Blevins** replied the property was on the edge of commercial and low density residential.

**Counts** asked how many negative comments were submitted by the residents. **Blevins** answered two.

**Hamel** stated that he would like to have the project move forward but the project needs to have a time frame. **Linville** stated even if the time frame was extended the property would not be able to be developed until the two lots were tied together.

**Dammeyer** asked for confirmation that the rezoning would not go through unless the two lots were tied. **Linville** replied that was correct. **Dammeyer** asked for the time frame for the extension process. **Linville** replied that the process takes about a month.

**Hamel** then asked Pancrazi if a 4-year extension would be acceptable. **Pancrazi** replied that it would be very difficult to work with, he would rather have 10 years.

**Arney** asked if the Commission had the ability to change the time frame past 4 years.

**Rodney Short, City Attorney**, commented that the Commission does have the authority to extend the time frame.

**Motion by Dammeyer to APPROVE ZONE-34686-2021, subject to the Conditions of Approval in Attachment A, striking the time limit for Condition # 4. Motion failed for lack of a second.**

**Freeman** commented that he would be comfortable with a ten-year time limit for Condition # 4.



**Motion by Dammeyer, second by Freeman to APPROVE ZONE-34686-2021, subject to the Conditions of Approval in Attachment A, with the modification to Condition # 4 to allow ten years for completion. Motion carried (5-1), with Counts voting Nay and one absent.**

*(CLERK'S NOTE: Condition # 4 does not state a time frame for completion, but Condition # 5 does.)*

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**ZONE-35018-2021:** This is a request by Shelly Gillman, on behalf of Mallappa Neelappa, for a rezone of two properties: (1) a 0.60 acre property from the Transitional (TR) District to the Medium Density Residential (R-2) District, for the property located at 2186 W. 24<sup>th</sup> St.; (2) a 0.58 acre property from the General Commercial (B-2) District to the Medium Density Residential (R-2) District, for the property located at 2212 W. 24<sup>th</sup> St., Yuma, Arizona.

**Chad Brown, Associate Planner**, summarized staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Hamel** asked if the dirt that was put in the infill used to level out the ground. **Brown** deferred to the applicant.

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

**Mallappa Neelappa, 2204 W. 12<sup>th</sup> Street, Yuma AZ, 85364**, replied yes to the previous question. **Hamel** then asked if it was the applicant's intention to build condominiums on the property. **Neelappa** replied yes. **Hamel** asked was the egress on the property off of 24<sup>th</sup> Street. **Neelappa** replied yes.

#### **PUBLIC COMMENT**

None

**Motion by Counts, second by Arney to APPROVE ZONE-35018-2021. Motion carried unanimously (6-0), with one absent**

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#### **INFORMATION ITEMS**

##### **Staff**

None

##### **Commission**

None

##### **Public**

None

#### **ADJOURNMENT**

**Hamel** adjourned the meeting at 5:15 p.m.

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Minutes approved this 12 day of July, 2021



Chairman